

WAKE COUNTY, NC 174
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
12/19/2016 15:47:19
STATE OF NC REAL ESTATE
EXCISE TAX: \$11,956.00
BOOK:016642 PAGE:02004 - 02008

EXCISE TAX: \$11,956.00

REID: 58353 and 58354

HOLD: BBGH Box 27

PREPARED BY: Boxley, Bolton, Garber & Haywood, L.L.P.
(without title examination or opinion)

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED, made this 19th day of December, 2016, by and between MARGIE M. FULLER, unmarried (hereinafter "Grantor"), Post Office Box 804, Wendell, North Carolina 27591 to CHAUCER INVESTMENTS, LLC, a North Carolina limited liability company (hereinafter "Grantee"), whose address is 3111 Glenwood Avenue, Raleigh, North Carolina 27612.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine, or neuter as required by context.

W I T N E S S E T H:

That the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell, and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Raleigh Township, City of Raleigh, in Wake County, North Carolina, and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference

The above described property does not consist of the Grantors' primary residence.


TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

1. 2016 ad valorem property taxes.
2. Easement With Control of Access recorded in Book 16637, Page 43, Wake County Register of Deeds.
3. Agreement between Margie Marie Fuller and the Department of Transportation recorded in Book 16637, Page 48, Wake County Register of Deeds.
4. Easements, restrictions, and rights of way of record affecting the property.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first written above.

 _____ (SEAL)
MARGIE M. FULLER

STATE OF NORTH CAROLINA

COUNTY OF WAKE

I, the undersigned Notary Public of the County and State aforesaid, certify that MARGIE M. FULLER personally appeared before me this day and acknowledged the execution of the foregoing instrument for the purposes expressed.

WITNESS my hand and notarial stamp or seal, this 19 day of December, 2016.



Notary Public

Kenneth C. Haywood Notary Public
Notary's Printed or Typed Name

My Commission Expires: 11-27-2021

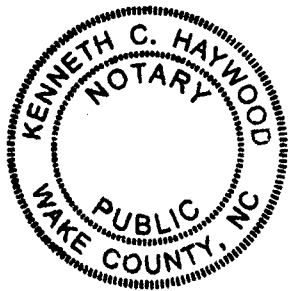


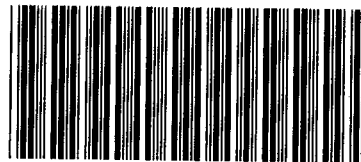
EXHIBIT A

L E G A L D E S C R I P T I O N

BEING all of Lot 2 according to an exhibit entitled "Exhibit of Remainder Lot, property of Margie Marie Fuller " by WithersRavenel dated 10/25/2016, and further described as follows:

Commencing at an existing iron pipe in the southern right of way of West Peace Street, said point being South 58°16'52" West 6,878.56 feet from NCGS Survey Monument "Pullen", said monument having NC grid coordinates (NAD 83 - 2001) of N=738,465.25, E=2,099,765.94, thence from said commencement point, along said right of way South 65°47'56" East 84.54 feet to the point and place of beginning, thence from said beginning point South 65°47'56" East 180.12 feet to a point, thence South 05°09'33" West 166.50 feet to a point, thence North 86°48'03" West 37.99 feet to a point, thence South 06°34'51" West 55.10 feet to a point, thence North 86°48'03" West 54.29 feet to a point, thence North 02°37'29" East 1.16 feet to a point, thence North 87°22'31" West 29.93 feet to a point, thence South 02°37'29" West 0.86 feet to a point, thence North 86°48'03" West 99.12 feet to a point, thence North 03°39'37" East 42.11 feet to a point to an existing iron pipe, thence North 76°24'19" West 6.80 feet to an existing iron pipe, thence North 18°57'29" East 252.10 feet to the point and place of beginning containing 1.163 acres (50,658 square feet) more or less according to an exhibit entitled "Exhibit of Remainder Lot, property of Margie Marie Fuller " by WithersRavenel dated 10/25/2016.

PIN: 1704-51-7812 & 1704-51-7934



BOOK:016642 PAGE:02004 - 02008



Please retain yellow trailer page

It is part of the recorded document and must be submitted with the original for re-recording

Laura M. Riddick
Register of Deeds
Wake County Justice Center
300 South Salisbury Street, Suite 1700
Raleigh, NC 27601

New Time Stamp

\$25 Non-Standard Fee

Additional Document Fee

Additional Reference Fee

This Customer Group

_____ # of Excessive Entities

_____ # of Time Stamps Needed

This Document

5 # of Pages ✓